

2019 YEAR-END CONDO REPORT

greater seattle-eastside



PUBLISHED JANUARY 2020
an annual report on condominium
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
West Seattle	232 -15.3%	\$462 2.6%	45 148.0%	\$432,000 -1.8%	49.0%
South Seattle	62 8.8%	\$373 -9.0%	50 67.5%	\$381,000 -4.8%	63.9%
Madison Park & Capitol Hill	571 0.9%	\$649 -4.3%	45 122.9%	\$460,000 -14.0%	25.5%
Queen Anne & Magnolia	424 12.8%	\$582 -3.5%	54 153.6%	\$486,750 -8.6%	43.8%
Downtown-Belltown	468 -11.4%	\$828 -2.0%	72 73.6%	\$639,500 -6.0%	13.9%
Ballard & Green Lake	378 -3.8%	\$534 -8.3%	48 127.0%	\$409,500 -16.4%	36.6%
North Seattle	210 -14.6%	\$395 -7.3%	43 93.8%	\$370,000 -6.4%	57.4%
Richmond Beach & Shoreline	98 -2.0%	\$320 -4.9%	49 51.5%	\$318,500 -14.1%	51.7%
Lake Forest Park & Kenmore	91 7.1%	\$324 -3.4%	40 8.8%	\$309,950 3.3%	59.8%
ALL SEATTLE	2,534 -3.5%	\$578 -3.7%	52 100.0%	\$458,500 -9.3%	32.9%

EASTSIDE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
Eastside South (S of I-90)	338 18.6%	\$401 0.7%	42 121.7%	\$465,000 9.0%	78.8%
Mercer Island	43 -20.4%	\$495 9.7%	25 30.6%	\$540,000 3.4%	44.0%
West Bellevue (W of 405)	251 14.1%	\$709 3.3%	42 93.8%	\$769,900 3.9%	42.6%
East Bellevue (E of 405)	428 -10.8%	\$430 -4.7%	31 75.7%	\$499,950 -11.2%	72.4%
East of Lake Sammamish	428 -1.6%	\$354 -4.7%	47 129.0%	\$459,250 -2.1%	37.8%
Redmond	170 -14.1%	\$406 -5.5%	33 88.0%	\$458,691 -15.3%	31.9%
Kirkland	368 -9.8%	\$541 -1.3%	43 107.5%	\$580,000 -11.1%	71.1%
Woodinville	448 1.8%	\$346 -0.8%	33 99.4%	\$331,500 -2.8%	51.4%
Renton Highlands	91 -8.1%	\$275 2.1%	29 84.4%	\$270,000 3.8%	42.1%
ALL EASTSIDE	2,473 -1.9%	\$444 -1.8%	39 103.3%	\$469,000 -2.4%	56.3%

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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.

2019

WINDERMERE MERCER ISLAND

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*condo home
values fell*

7.6%

TO A MEDIAN OF
\$460,000

**ON AVERAGE,
CONDOS SOLD IN**

45 DAYS

THERE WERE

21.3%

*more condos
for sale*

*the average
condo
sold
for*

\$503
PER SQ. FOOT



*2.9%
from
last year*

2019

year in review

The Seattle and Eastside condo markets could not be more different. Seattle has seen the number of available units increase significantly while the Eastside has suffered from a lack of inventory.

Seattle's overall condo median sale price declined by 9.3% in 2019 to \$458,500. The Ballard-Green Lake market was down the most (-16.4%) while Lake Forest Park-Kenmore was the only market not in the red (up 3.3%). In 2019, 45.9% of all Seattle condos, and 2.9% of condos priced above one million dollars, sold for at or above their listed price.

On the Eastside, the median sale price was down 2.4% overall to \$469,000. The communities south of I-90 did quite well with a 9.0% increase over 2018. Redmond fared worst with a 15.3% decline in its median sale price. In 2019, 49.3% of all Eastside condos, and 2.7% of condos priced above one million dollars, sold for at or above their listed price.



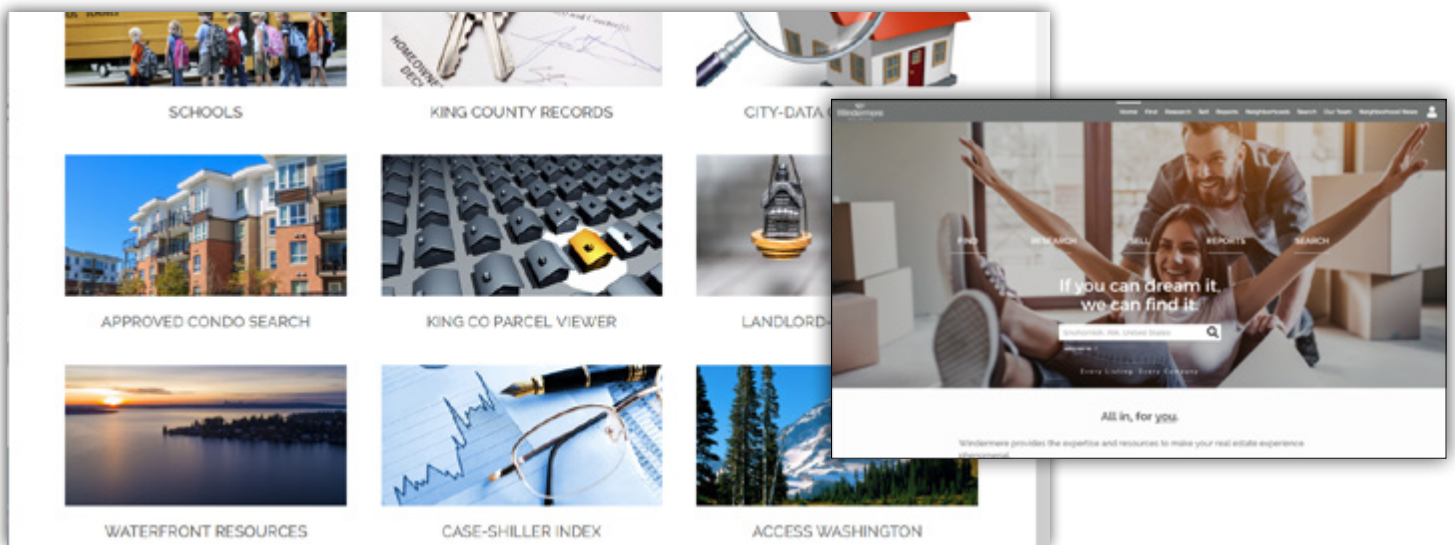
A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to WindermereMercerIsland.com/Reports, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data at WindermereMercerIsland.com/Research. And, you can search for every property listed for sale—by any real estate company on WindermereMercerIsland.com.



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How have these latest market trends affected **your** home's value? Stay in the know—contact me any time for a complimentary home value analysis. I'd love to help you take full advantage of our current market!

Visit IversonRealtyGroup.com/Trends to find additional reports on Seattle, Eastside, Mercer Island, and Waterfront home sales.



Opening Doors...

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